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98 MAR 17 P3:29

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MTC 1396-8941
 STATUTORY SPECIAL WARRANTY DEED

DONA LOU COLE, as Affiant of the Small Estate of JOHNIE C. SOUTHWELL, Circuit Court Case No. 9703796 CV, Grantor, conveys and specially warrants to JOHN ARTHUR MOFFITT, LARRY DEAN MOFFITT, GREGORY MITZEL and DONA LOU COLE, Grantees, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See attached Exhibit "A."

SUBJECT TO reservations, liens, and restrictions of record, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this conveyance is pursuant to the Will of Johnie C. Southwell.

Until a change is requested, all tax statements are to be sent to the following address:

Dona Lou Cole
 3157 "U" Street
 Springfield OR 97477

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17 day of January, 1998.

Dona Lou Cole

STATE OF OREGON]

County of _____]

ss.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

The foregoing instrument was acknowledged before me this 17th day of January, 1998, by DONA LOU COLE, as Affiant of the Small Estate of JOHNIE C. SOUTHWELL.



Jean A. Bewley
 Notary Public for OREGON
 My Commission expires: 02-13-2001

After Recording Return to:

AMERITITLE - Coll. 3558

RICHARD FAIRCLO
 ATTORNEY AT LAW
 280 MAIN STREET
 KLAMATH FALLS OR 97601

DESCRIPTION SHEET

PARCEL 1

A tract of land described as follows: Beginning at a point on the North right of way line of the County Road which lies South 89 degrees 33' West a distance of 1518.3 feet and North 0 degrees 27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: South 89 degrees 33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0 degrees 27' West a distance of 276.3 feet to a point; thence North 89 degrees 33' East a distance of 79 feet to a point; thence South 0 degrees 27' East a distance of 276.3 feet more or less to the point of beginning, said tract in the NE1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

A tract of land described as follows: Beginning at a point on the North right of way of the County Road which lies South 89 degrees 33' West a distance of 1597.3 feet and North 0 degrees 27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence: South 89 degrees 33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0 degrees 27' West a distance of 276.5 feet to a point; thence North 89 degrees 33' East a distance of 79 feet to a point; thence South 0 degrees 27' East a distance of 276.3 feet more or less to the point of beginning, said tract in the NE1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

PARCEL 3

All that portion of the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, described as follows, to wit:

Beginning at a point which lies South 89 degrees 33' West a distance of 1518.3 feet and North 0 degrees 27' West 306.3 feet from the iron axle which marks the Southeast corner of the NE1/4 NE1/4 of said Section 25; thence South 89 degrees 33' West 158 feet; thence North 0 degrees 27' West 276.3 feet; thence North 89 degrees 33' East 158 feet; thence South 0 degrees 27' East 276.3 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day of March A.D., 1998 at 3:29 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 8535.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose